

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS' MEETING  
Tuesday, June 4, 2013**

**Present:** Commissioner President Francis Jack Russell  
Commissioner Lawrence D. Jarboe  
Commissioner Todd B. Morgan  
Commissioner Cynthia L. Jones  
Commissioner Daniel L. Morris  
Dr. Rebecca Bridgett, County Administrator  
Sharon Ferris (Recorder)

**CALL TO ORDER**

Commissioner President Russell called the business meeting to order at 9:00 am in the Chesapeake Building meeting room, Governmental Center.

**APPROVAL OF MINUTES**

**Commissioner Morris moved, seconded by Commissioner Jones, to approve the minutes of May 28, 2013, as amended. Motion carried 5-0.**

**COUNTY ADMINISTRATOR**

1. Draft Agenda for June 11 and 18, 2013.
2. **Circuit Court** (*Pete Cucinotta, Coordinator, Drug Court Programs*)

**Commissioner Jarboe moved, seconded by Commissioner Morris, to approve and authorize Commissioner President Russell to accept the grant award for the Juvenile and Adult Drug Courts, MD1425, from the Maryland Office of Problem Solving Courts on behalf of the Circuit Court in the amount of \$149,440 and execute the related budget amendment reducing the project revenue and expenses by \$118,970 to the supplemental reserve, in accordance with the award. Motion carried 5-0.**

3. **Department of Recreation and Parks** (*Brian Loewe, Director*)

**Commissioner Morris moved, seconded by Commissioner Jones, to approve and authorize Department of Recreation and Parks staff to submit the FY14 Maryland State Highway Administration National Recreational Trails Program funding application documents electronically, for the Three Notch Trail Phase VI, Project PA1101, in the total amount of \$40,000, which is consistent with the hard copy reviewed by the Board of County Commissioners. Motion carried 5-0.**

*Commissioner Morris asked that Mr. Loewe provide Immaculate Conception Church with several months' notice before the project starts so they can remove the bridge.*

*Commissioner Morris asked if a flashing light could be installed on Three Notch Trail at the intersection of Rt. 5/Mechanicsville Rd for safety purposes. Mr. Loewe responded that approval was not received from State Highway for a beacon in that section of the trail. Zebra striping was the extent of a warning device approved by the state.*

*Commissioner Morris noted for the record that the County expressed a safety concern to SHA and requested a flashing beacon and our ability to install one was denied.*

*Commissioner Jarboe stated for the record, "As a matter of public safety, remember that the section of the trail from Rt. 236/Old Village Road will accommodate horse and buggy traffic."*

**Commissioner Morris moved, seconded by Commissioner Jones, to approve and authorize Commissioner President Russell to execute the permanent drainage pipe and temporary grading Easement Agreement between Christy L. Huseman and the Commissioners of St. Mary's County for the Three Notch Trail Phase VI, Project #PA1101. Motion carried 5-0.**

## **DEPT. OF LAND USE AND GROWTH MANAGEMENT: ACCEPTANCE OF GROWTH TIERS MAP TO COMPLY WITH THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012**

**Present:** Phil Shire, Director, Dept. of Land Use and Growth Management  
Jeff Jackman, Senior Planner, Dept. of Land Use and Growth Management  
Sue Veith, Environmental Planner, Dept. of Land Use and Growth Management

The Growth Tier Map is required by the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 adopted December 31, 2012, which requires that no county may approve a major subdivision that uses septic systems unless it has adopted a tier map. While the state has indicated that the program is voluntary, if St. Mary's County never adopts a tier map, the County will be forever bound to have major subdivisions on public sewer only and minor subdivisions on septic systems. Mr. Shire stated that staff has determined the residential development potential of the County will not differ whether or not a tier map is adopted. Ms. Veith reviewed how the map was prepared and explained the tier map designations. The designations adhere to the adopted 2010 Comprehensive Plan concept and intent, the implementing zoning designations and intent, and follow the current sewer infrastructure plan for the County as noted below:

- Tier I Mapped on growth areas designated in Sewer Category S-1, S-3 & S-3D categories includes Leonardtown, Naval Air Station Patuxent River, Webster Field, St. Mary's College.
- Tier I-A Mapped on areas outside designated growth areas designated as Sewer Category RS-1, RS-D, RS-E.
- Tier II Mapped on growth areas designated in Sewer Category S-6 or S-6D.

- Tier III Mapped outside growth areas on lands in our 7 designated Village centers, land zoned and developed as Residential Neighborhood Conservation and that have No Planned (sewer) Service.
- Tier IV Mapped on rural lands zoned or designated in County plans as rural preservation area, Priority Preservation Areas for form and forest, Rural Legacy Area or under ownership or easement for conservation purposes, also includes large parcels in an RNC that are forested or in agricultural use.
- Tier IVA Mapped on growth area parcels under ownership or easement for conservation purposes.

*The Commissioners discussed various scenarios and the impact the tier mapping will have on citizens throughout the County. Concern was expressed about potential financial impacts this could have on farmland in the County and whether people with working septic and wells would eventually be forced to connect to a sewer line once it becomes available in their area. Commissioner Morris would like to see an exemption for 15-acre farms that are not in the Critical Area. Commissioner Jarboe suggested that St. Mary's County take a wait-and-see approach before approving a tier map.*

Commissioner Russell asked several times if there was a motion to take action on this matter. No motion was offered and the matter fell to the floor.

**ST. MARY'S HOUSING AUTHORITY: RESOLUTION APPROVING  
COMMUNITY DEVELOPMENT BLOCK GRANT SPECIAL PROJECTS  
APPLICATION TO MD DEPT. OF HOUSING AND COMMUNITY  
DEVELOPMENT FOR THE PRESERVATION OF AFFORDABLE WORKFORCE  
RENTAL HOUSING (SPRING VALLEY APARTMENTS)**

Present: Dennis Nicholson, Exec. Director, Housing Authority of St. Mary's County  
Crystal Wojciechowski, Program Manager, Housing Authority of St. Mary's  
County

Mr. Nicholson noted the Housing Authority is requesting approval to submit an application for the State Fiscal Year 2013 Community Development Block Grant Special Projects for \$200,000 to support renovation of the Spring Valley Apartment complex, a 128-unit, multi-family, mixed income apartment complex that provides affordable housing for citizens in the County.

**Commissioner Morgan moved, seconded by Commissioner Morris, to approve and execute the Resolution for State Fiscal Year 2013 Community Development Block Grant Special Projects application and approve and authorize Commissioner President Russell to execute the Certificate of Assurances and Certifications from the MD Department of Housing and Community Development on behalf of the Housing Authority of St. Mary's County in the amount of \$200,000 for down payment assistance**

**to preserve affordable workforce rental housing in a 128-unit multi-family apartment community known as Spring Valley Apartments. Motion carried 5-0.**

**ST. MARY'S COUNTY SOIL CONSERVATION DISTRICT: REQUEST FOR LETTER OF SUPPORT TO DEVELOP A SHORELINE MANAGEMENT PLAN FOR ST. MARY'S COUNTY**

**Present:** Bruce Young, District Manager, St. Mary's County Soil Conservation District  
Scott Hardaway, Marine Scientist Supervisor, Virginia Institute of Marine Science

Mr. Young noted the additional information requested by the Commissioners at the May 28, 2013, BOCC meeting was provided. He explained the data collecting process for the Shoreline Management Plan and the role that his office plays on a day-to-day basis assisting property owners to assess erosion issues on their property. He feels the proposed Shoreline Management Plan would be a valuable tool for the County and its citizens and assured Commissioners the Plan would not be put forth as regulatory.

*Commissioners expressed concern about the study's data collecting process infringing on the privacy of citizens, who would have access to the data, whether the benefits would outweigh the negatives, and the possibility of creating a plan that would eventually become a mandate.*

*Commissioner Russell asked Mr. Young to contact a citizen to see if he can assist her in finding a solution to her situation. The citizen secured all the permits required for shoreline improvement, complied with all requirements, received approval from all agencies on the plan and \$6,000 later, it was determined the plan did not work.*

Commissioner Russell asked several times if there was a motion to take action on this matter. No motion was offered and the matter fell to the floor.

**COMMISSIONER'S TIME**

The Commissioners highlighted events of the past week.

**MOTION TO ENTER INTO EXECUTIVE SESSION**

**Commissioner Morris moved, seconded by Commissioner Jones, to enter into Executive Session for the purpose of discussing a personnel matter, specifically, appointments to boards and committees. Motion carried 4-1. Commissioner Jarboe voted nay.**

**EXECUTIVE SESSION**

Personnel

Present: Commissioner Francis Jack Russell, President  
Commissioner Lawrence D. Jarboe  
Commissioner Cynthia L. Jones  
Commissioner Daniel L. Morris  
Commissioner Todd B. Morgan  
Dr. Rebecca Bridgett, County Administrator  
Sue Sabo, Chief of Staff  
Donna Gebicke, Administrative Assistant

Authority: Article 24, Section 4-210(a)1  
Time Held: 10:54 am – 11:05 am  
Subject: Personnel

### **ADJOURNMENT**

The meeting adjourned at 11:05 am

Minutes Approved by the Board of County Commissioners on \_\_\_\_\_

\_\_\_\_\_  
Sharon Ferris, Senior Administrative Coordinator (Recorder)